



STRATTON OAK ESTATES

38 Andbourne Court Admiralty Road, Bournemouth,
BH6 4BL

Offers Over £300,000

A BEAUTIFULLY POSITIONED two-bedroom retirement bungalow for over 60s, located just a 2-minute walk from the stunning Southbourne beach. Set on a corner plot with SEA VIEWS and a SECLUDED GARDEN area, this spacious and desirable home offers comfort, privacy, and a peaceful coastal lifestyle in a highly sought-after location.

- Stunning self contained retirement bungalow set on a private corner plot specifically for the over 60s.
- 2 minutes from Southbourne Beach with access to the Overcliff.
- Lounge with sea views and sliding patio doors to a private garden area that offers far reaching views of the Southbourne coastline.
- Modern kitchen with integrated oven, electric hob, microwave & dishwasher.
- House manager located on the residence along with 24/7 alarm cord system in most rooms of the bungalow.
- Offered Chain Free.
- The main building offers a range of facilities including a Communal lounge, Laundry room, Salon area and Guest room.
- Unallocated Off Road Residents Parking.



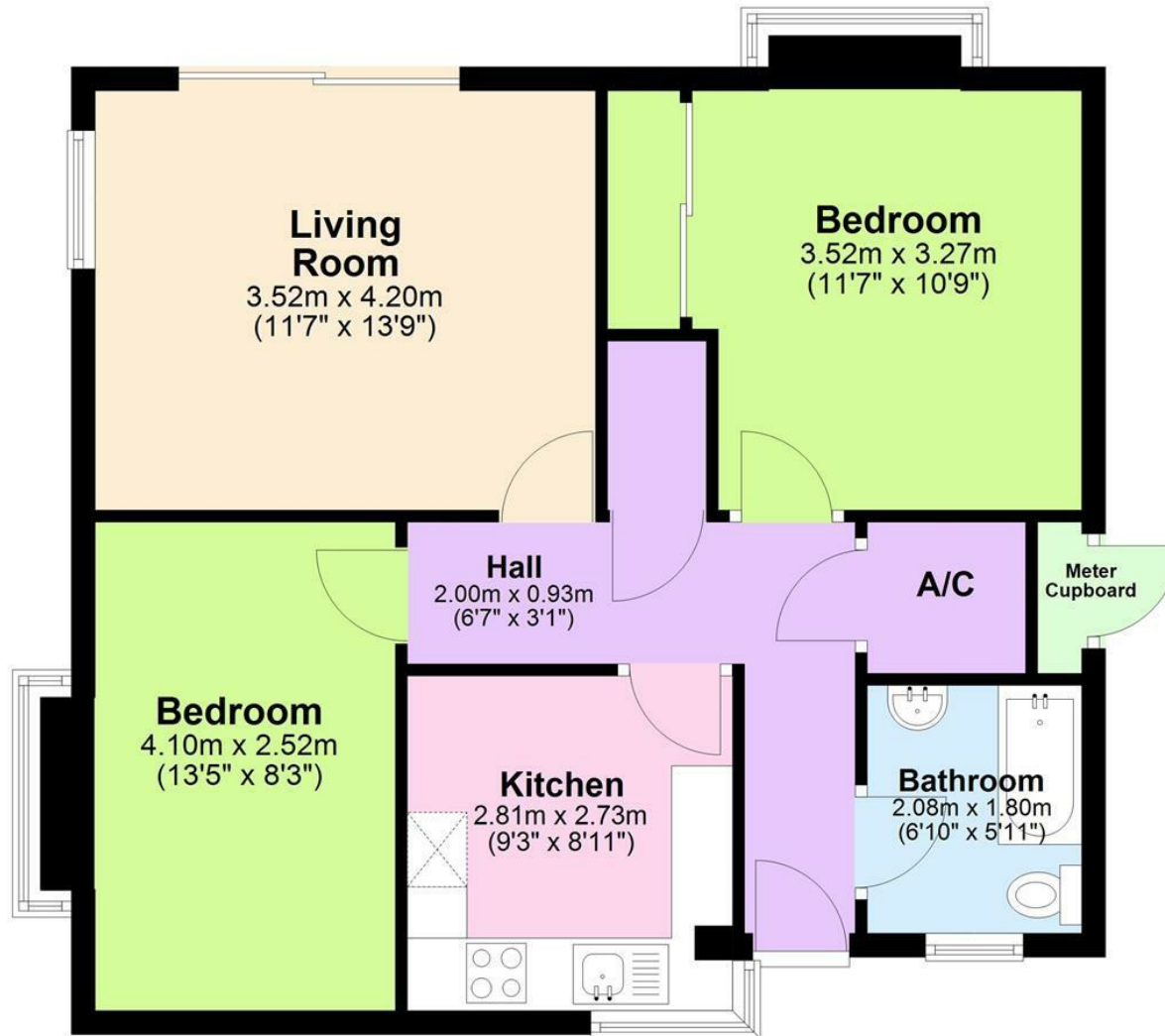
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Ground Floor

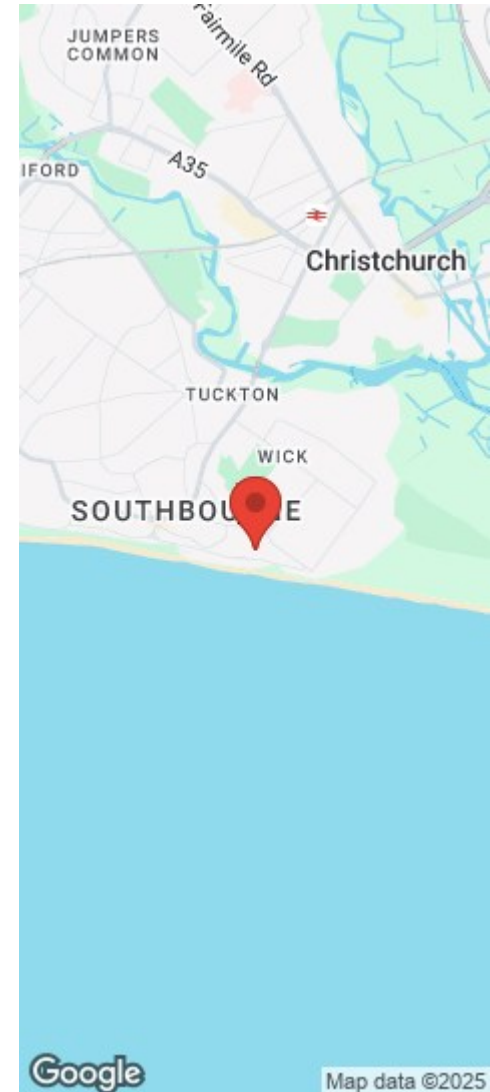
Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 62.8 sq. metres (675.6 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (91-95) A | | | (91-95) A | | |
| (81-90) B | | | (81-90) B | | |
| (61-80) C | | | (61-80) C | | |
| (51-60) D | | | (51-60) D | | |
| (31-50) E | | | (31-50) E | | |
| (21-30) F | | | (21-30) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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